

# FARMINGTON CITY COUNCIL MEETING

Wednesday, July 2, 2003

---

## CITY COUNCIL WORK SESSION/WEST CONFERENCE ROOM

**PRESENT:** Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Edward J. Johnson, City Manager Max Forbush, City Planner David Petersen, Tom Wooten (Ross Consulting Group), Scott Bowley (Caldwell Banking, representing Rich Haws), Rick Mayfield (Davis County Economic Development), and Deputy Recorder Jeane Chipman. Council Member Susan Holmes was excused.

**Mayor Connors** began discussion at 6:00 P.M. The meeting was held to discuss the scope of work proposed for the Ross Consulting Study. The Mayor introduced Tom Wooten, who gave a presentation of what the Ross Consulting Group felt should be done.

**Mr. Wooten's** discussion included the following points:

- ▮ The first task is to establish a baseline assessment by studying the unique attributes and work already completed for Farmington's economic needs. The Ross group would evaluate financial and cultural objects the City has, along with the existing entities. The Group would establish development parameters including a time line and what kind of mixed uses may be appropriate. They would also establish what the competitive market could be for the area.
- ▮ The second task would include a market assessment. The Group would evaluate the commercial real estate market including office, retail, and multifamily uses, their conditions and trends. Then they would identify areas of market opportunity appropriate for Farmington.
- ▮ The third task was to create a scenario for development by establishing transit-oriented development near the new commuter rail station and to project potential markets for the parcel west of I-15, between Shepard Lane and the Justice Center and the 89 corridor between Lagoon and Cherry Hill. Included in the scenario would be how developments would complement or compete with one another.
- ▮ The forth task would be to test the scenario through the experienced expertise provided by the Group and the City. As the test indicated need, it would be modified to assemble the best product.
- ▮ The fifth task would be to summarize qualitative and quantitative assessments of modified scenarios to see how they perform with regards to: sales and property tax revenues, development risks and potential drawbacks, development opportunities and advantages, and associated municipal subsidy (if any).
- ▮ The sixth job would be to provide recommendations on density and use mix. The

recommendations would provide a time line and development potential and impact as shown by analysis.

Mr. Wooten opened the meeting to a question and answer period. The following items were discussed:

- ▮ The project would take about 8 weeks to complete.
- ▮ The fixed cost as presented by the Consulting Group would be \$25,000.
- ▮ The goal was to give the City Council enough information that they could make a fully informed decision regarding land use in Farmington, specifically in the areas mentioned.
- ▮ Mr. Forbush suggested the City also retain a General Plan consultant to help with the larger picture in the City.

#### **REGULAR CITY COUNCIL/CITY CHAMBERS/CALL TO ORDER**

**PRESENT:** Mayor David M. Connors, Council Members David Hale, Bob Hasenyager, Larry W. Haugen, Susan T. Holmes, Edward J. Johnson, City Manager Max Forbush, City Planner David Petersen, City Recorder Margy Lomax, and Deputy Recorder Jeane Chipman. Susan Holmes arrived later in the meeting as noted because she was attending another meeting on behalf of the City.

**Mayor Connors** called the meeting to order at 7:10 P.M. The invocation was offered by Ed Johnson and the Pledge of Allegiance was led by Mayor Connors.

#### **APPROVAL OF MINUTES OF PREVIOUS MEETING**

**David Hale** moved to approve the minutes of the June 18, 2003, City Council Meeting as corrected. **Larry Haugen** seconded the motion. The voting was unanimous in the affirmative. **Ed Johnson** abstained due to his absence during the June 18<sup>th</sup> meeting.

#### **FARMINGTON TRAILS BOOKLET PRESENTATION/GEORGE CHIPMAN (Agenda Item #2a)**

**George Chipman** (representing the Farmington Trails Committee) addressed the City Council. He stated the Committee's appreciation for the support and the confidence the Council had given the Trail Committee. Much had been accomplished in the last few years. The City now has 30 miles of improved trails that citizens can enjoy. Had the City Council not been supportive, the improvements would not have gone forward. Mr. Chipman presented the Mayor, the Council members, the City Manager, and the City Planner with copies of the recently published *Farmington Trails Booklet*, which describes each of the trails in the City. Mr. Chipman hoped the City officials would enjoy and encourage the use of the trail amenities.

**Mayor Connors** recalled the many years of hard work by past and present City Councils and other officials in establishing trail corridors. He stated it had not been easy in the beginning because both citizens and developers had not been aware of the potential benefits of trail improvements. With hard work, education, and a great deal of public input and negotiation, the trail system in the City is beginning to flourish. The Mayor was gratified that citizens, such as those on the Farmington Trail Committee, were willing to take time and effort to help move the trail work forward. He complimented and thanked the Trail Committee for their work.

### **REPORT OF PLANNING COMMISSION (Agenda Item #3)**

**David Petersen** reported proceedings of the Planning Commission meeting held June 26, 2003. He covered the following items:

- The Planning Commission tabled consideration of preliminary plat approval until the applicant and Farmington City have entered into a mutually acceptable funding agreement regarding a “west frontage road” leading from the development area in a southwesterly direction to the new Burke Lane interchange. The purpose of the new road was to provide alternate access to I-15 at the same time relieving future traffic congestion on Shepard Lane.
- The Planning Commission recommended that the City Council amend the General Plan from “Office/Business Park” to “Medium Density Residential” regarding 8.98 acres of property located at approximately 400 West Burke Lane, and to further rezone said property from BP to R-8 for the purpose of developing 112 Luxury Apartments. The Planning Commission recognized reasons for previous actions and concerns of the City Council in delaying a decision regarding land use on west Burke Lane and were hesitant to create discord between the two bodies. However, they did wish to acquaint the City Council with Commission members’ favorable position regarding the proposed development.
- The Planning Commission discussed at great length the proposed OTR zone. They received public comment. The City Council will review the request on July 16.
- The Planning Commission tabled consideration to rezone property located at 250 South 1100 West from A to AE and recommendation of the schematic plan for a subdivision at the same location pending the applicant’s receipt of approval from the City to amend the Farmington Downs West subdivision plat before Lot 4 of said plat can be incorporated as part of the proposed subdivision. The Commission received public input which indicated citizen opposition to the proposed subdivision as currently designed.
- The Planning Commission recommended that the City Council amend Chapter 10 of the zoning Ordinance to allow accessory dwellings in agriculture zones as

requested.

**CONSIDERATION OF AMENDMENT TO BR ZONE TEXT PERMITTING SMALL AUTO DEALERSHIP (Agenda Item #4)**

**Mr. Petersen** reported a meeting held with City Council and Planning Commission representatives and the City Attorney to evaluate alternatives to accommodate Mr. Hokanson in his operations and desires to sell vehicles without compromising the integrity of the BR Zone. The City Attorney recommended the City should not use the exemption clause to the Temporary Use regulations because these exemptions may only be considered for uses not requiring a business license, such as garage sales, seasonal produce stands, etc. The Attorney had suggested the City could add "small auto dealerships" to the list of conditional use items in the BR zone and to further define small auto dealerships and limit and restrict the business by conditions as outlined in the March 13, 2003, Planning Commission Staff Report. Mr. Hoksanson had also suggested further restrictions. Mr. Petersen felt the City Council had two options. They could either deny Mr. Hokanson's request, or they could amend the BR zone to include the small auto dealership with restrictions and conditions that would protect all BR zones. He stated City officials could draft an enabling ordinance for the review of the Council.

**Mr. Hale** stated he had extensive experience in the auto dealership business and felt the City could accomplish the amendment with conditions that would appropriately protect BR zones and still allow Mr. Hokansen to achieve his request. Mr. Hale felt a key was to restrict the auto dealership as an accessory to another business and to limit the number of cars that could be kept on site. Cars should be limited to those Mr. Hokansen had used as a part of his construction business. The City Council discussed the issues.

**Motion**

**David Hale** moved that the City Council give conceptual approval to amend the BR Zone text permitting small auto dealerships with conditions as outlined in the March 13, 2003, Planning Commission Staff Report (language under "a" should state that no more than three (3) cars should be *on site*), to further add conditions as presented by Mr. Hokanson in his letter dated July 1, 2003, and to limit the sales of vehicles to those having been used in H.H.I. Corporation business

operations. The motion included direction for City Staff to return with a draft enabling ordinance for review by the City Council. **Ed Johnson** seconded the motion, which passed by unanimous vote.

[Susan Holmes arrived at 7:45 P.M.]

**REQUEST FOR FINAL APPROVAL FOR FARMINGTON RANCHES SUBDIVISION, PHASE V (Agenda Item #5)**

**Mr. Petersen** briefly reviewed the agenda item for the City Council. He noted conditions

recommended by the Planning Commission during their June 12<sup>th</sup> meeting.

**Motion**

**Bob Hasenayger** moved that the City Council approve the Farmington Ranches Subdivision, Phase V contingent on compliance with all City laws, development policies and standards and upon payment of all fees and upon meeting all conditions as set forth by the Planning Commission in a letter to Dick Moffat dated June 18, 2003. **Larry Haugen** seconded the motion, which passed by unanimous vote.

**CONSIDERATION OF FARMINGTON GREENS, PHASE IV, OFFER TO CONVEY AT NO CHARGE TO CITY APPROXIMATELY 25 ACRES OF OPEN SPACE (WETLAND AREA) AND OTHER RELATED DEVELOPMENT MATTERS PERTAINING TO FEES AND CREDITS (Agenda Item #6)**

**Susan Holmes** reported citizens in the area wanted to protect their access to the property in question. The actual acreage was probably closer to 22 acres.

**Mayor Connors** suggested the Farmington Greens Home Owners Association be requested to own the property and provide minimal maintenance for the property to make sure it was not abused. He did not want to burden the general citizenship of Farmington with the financial obligation such ownership may entail.

**Mr. Hasenyager** suggested that the current owner establish an endowment for long term maintenance.

**Mr. Forbush** indicated that Neumann Petty had concerns about having to pay storm water fees when the Phase IV plat had its own detention pond. Mr. Forbush reported on a meeting with Mr. Petty and his son, Wayne, and City staff prior to plat recordation of Phase IV. Mr. Forbush reviewed the issue with the City Attorney subject to City Council approval. Given the detention issue and the requirement of the developers to install a sidewalk trail along the street frontage when such wasn't in the Master Plan, Mr. Forbush suggested the granting of a \$3,000 credit against the Park Improvement Impact fees required. He requested the Council to ratify this action since he had called the Mayor and the majority of the Council prior to granting the credit.

**Motion**

**Susan Holmes** moved that the City Council ratify the agreement between Farmington City and Wayne Petty as outlined in a letter from Wayne Petty dated June 27, 2003. **Larry Haugen** seconded the motion, which passed by unanimous vote.

**SPECIAL TRUCK ROUTE HAULING PERMIT REQUEST/STEVE SKINNER (Agenda Item #7)**

**Mr. Forbush** briefly discussed issues relative to Steve Skinner's request for a special truck route hauling permit pertaining to construction activities for Farmington Greens, Phase IV.

**Mr. Hasenyager** raised concern regarding having the trucks in areas where school children are pedestrians.

**Ms. Holmes** commented that trucks hauling large loads of earth often leave tracks and dirt that adds to problems on the streets.

**Mr. Forbush** stated he felt the route as requested by Mr. Skinner was acceptable with the exception of a few areas which could be negotiated between Mr. Skinner and himself. The exact route could be worked out with consideration of the school children and cleaning issues.

### **Motion**

**Susan Holmes** moved that the City Council authorize the City Manager to negotiate an appropriate hauling route with special consideration for school children and cleaning issues and to sign a special truck route hauling permit for Steve Skinner to haul subdivision materials for Farmington Greens, Phase IV, with provisions included in previous truck haul route permits involving Clark Lane. Namely,

- ☞ That the designated route coming from the south going north would be the jug handle route but the designated route coming from the north going south would be the new I-15 ramp to Clark Lane.
- ☞ That the applicant would be responsible for cleansing the dust and making repairs to any damages to the local streets.
- ☞ That hauling on Saturdays and all holidays in and around the Lagoon area would be prohibited.
- ☞ That the contractor place a bond of \$5,000 assuring that the streets are adequately cleaned and that road repairs are made, if required. Along with this a certificate of insurance, naming the City as an additional insured, would be required.
- ☞ That the times for hauling and other requirements would be passed on to all of the subcontractors providing proof that they agree to comply likewise.

**Larry Haugen** seconded the motion, which passed by unanimous vote.

### **PARTIAL STREET VACATION REQUEST ON NORTH COMPTON ROAD (Agenda Item #8)**

**Mr. Forbush** indicated that if the City Council was favorable to vacating portions of

North Compton Road from the Wall property north to the Vernon property, appropriate petition forms would be given to Mr. Vernon for him and his neighbors. It should be required that the abutting neighbors pay the cost of preparing deeds, including legal descriptions, and paying all recording fees and legal review fees. Previously, a 66 foot right-of-way had been dedicated to the City by Lawrence Welling. The road width was reduced to a much narrower segment and pushed to the Forest Service boundary. There remained a remnant City street land falling within the front yards of these property owners.

By consensus, the City Council directed the City Manager to move ahead with the vacation process and presented.

**MINUTE MOTION APPROVING BUSINESS OF CONSENT (Agenda Item #9)**

**Bob Hasenyager** moved to approve the following items by consent as follows:

1. Ratification of Construction Bond Agreements previously signed by Mayor Connors.
2. Approval of agreement to Lease City park land to Robert Murray. Previously this agreement was approved by the City Council under the name of an L.L.C. Mr. Murray cannot get insurance under the L.L.C. to name the City as an additional insured. The reason for the agreement is to permit the City to get a certificate of insurance from Murray's homeowner's policy naming the City as an additional insured.
3. Approval of May's Disbursement List.
4. Authorization and support for the Mayoral Proclamation: "*You Drink & Drive, You Lose.*"

**Ed Johnson** seconded the motion, which passed by unanimous vote.

**ROSS CONSULTING SERVICES AGREEMENT/ECONOMIC DEVELOPMENT  
POTENTIAL AROUND BURKE LANE INTERCHANGE (Agenda Item #10)**

**Mayor Connors** briefly reviewed information gained in the City Council work session held earlier in the evening. He suggested that the information covered by Tom Wooten relative to the six tasks proposed by Ross Consulting be used as "Exhibit A" in the Consulting Agreement.

**Motion**

**Bob Hasenyager** moved that the City Council approve the Ross Consulting Services Agreement with changes to "Exhibit A" as discussed. **Larry Haugen** seconded the motion, which passed by unanimous vote.

**PROPOSED OTR ZONE TEST AMENDMENT/FIRST READING (Agenda Item #11)**  
**ADJOURNMENT (Agenda Item #11)**

**Mr. Petersen** reviewed Chapter 17, Original Townsite Residential Zone (OTR) language with the City Council. The Planning Commission and the citizen steering committee had worked many hours on the draft. One area of debate was whether or not to allow vinyl or chain link fences in the historic original townsite. The proposal by the steering committee was that the fencing material not be allowed in the front yard but to allow the materials in the back and side yards. However, there was discussion about allowing the materials in side corner lots. The Planning Commission spent a great deal of time working out a compromise on the issue. They finally voted to allow vinyl and chain link in side corner yards conditioned on specific restrictions.

**Ms. Holmes** had reviewed the document and was concerned that the restrictions as suggested would not allow for creative application of a quality product. She felt, if done correctly, the materials could be historically appropriate.

**Mr. Petersen** reported the input of the Farmington Historic Preservation Commission in that they felt the discussion regarding fencing materials was not a matter of esthetics but that the contemporary fencing materials did not fit with the historic nature of the original townsite.

**Chadwick Greenhalgh** (member of the Farmington Historic Preservation Commission) stated the Commission's observation that the original townsite was characterized by wide open front yards with no fences and that modern vinyl and chain link fences would be especially out of place.

**Ms. Holmes** agreed that if restrictions were set on fencing materials, specific standards would have to be set so that decisions were not arbitrary or capricious.

**Ed Johnson** concurred that the historic nature of the original townsite should be preserved. It was appropriate to require property owners to be sensitive to surrounding properties and to comply with guidelines in place to protect the neighborhoods.

**Mr. Petersen** reviewed proposed areas for inclusion. He stated the foothills just east of the original townsite should probably not be included because they did not match the character of the historical district. He also stated the area immediately west of the County Courthouse needed to be studied further. Several citizens had concerns about being in the OTR. He felt that more public input was needed before a decision could be reached regarding that specific area.

**Ms. Holmes** suggested a number of terms used in Chapter 17 (OTR) should include definitions. Doing so would help clarify intent and compliance. She gave a list of suggestions to the City Planner.



**PROPOSED ADJUSTMENTS TO PERSONNEL POLICIES RELATED TO TAKE-HOME VEHICLES (Agenda Item #12)**

**Mr. Forbush** briefly reviewed the agenda item.

**Motion**

After a brief discussion, **Bob Hasenyager** moved that the City Council authorize the City Manager to prepare amendments to permit Ray White and Neil Miller to take home the City trucks for the full year instead of six months. **Ed Johnson** seconded the motion, which passed by unanimous vote.

**GARBAGE COLLECTION CONTRACT ISSUES (Agenda Item #13)**

**Mr. Forbush** reported several problems with the current garbage collection agency. He said they were not consistent in their service. Mr. Forbush suggested he send a letter to Waste Connections, Inc., giving notice that the City intends to revoke its contract unless services are improve within a 30 day period.

Several members of the Council concurred with the evaluation. It was felt that specifics should be mentioned when communicating with the current contractor. By consensus, the City Council directed the City Manager to move forward with the suggested letter.

**RANDOM DRUG TESTING POLICY (Agenda Item #14)**

**Mr. Forbush** briefly reviewed the random drug testing policy and stated the proposed policy was supported by the executive staff.

By consensus, the City Council approved the policy.

**PROPOSED STORM WATER UTILITY FEE UPDATE/IDEAS (Agenda Item #15)**

**Mr. Forbush** stated that Susan Holmes, Larry Haugen, Keith Johnson, Paul Hirst and himself met with Lagoon representatives to discuss their concerns. Lagoon felt the credit percentage allowed by the original utility fee ordinance should be increase from 65% to as much as 85%. They felt their corporation was doing a lot to assist in the City's compliance with the Clean Water Act. They had a detention basin on site, they clean Farmington Creek water before it exists their property, and they sweep their parking lot on a daily basis. Lagoon officials also felt the ordinance did not have to be passed for several months. City officials felt there was a deadline that had to be met.

Mr. Forbush talked about street sweeping concept. Studies were not complete, but Staff's initial findings were that it would be more cost-efficient for the City to owns its own street sweeper and to sweep streets on an on-going basis. It would be more effective to keep the streets clean than to clean out the drain boxes. Mr. Forbush also talked about increasing building permit

costs to pay for clean up of construction truck tracking and erosion on the hillsides caused by new building.

**Ms. Holmes** stated the overall objective was to clean the water, not necessarily to collect more revenue. It was also important that all corporations be treated equally. Anything that is done with the Lagoon Corporation would need to be done with other commercial enterprises.

**Mr. Johnson** cautioned that the street sweepers often kick up dust and make things very unpleasant for neighborhoods. He asked that the City look into purchasing well-engineered equipment that would do a good job of cleaning the streets.

By consensus, the City Council gave approval to the City Manager to move ahead with the project.

**LAND AND WATER CONSERVATION GRANT CONTRACT WITH STATE OF UTAH/AWARD OF CONTRACT TO E.K.BAILEY FOR HERITAGE PARK (Agenda Item #14a)**

**Mr. Forbush** reported the City had obtained a the Land and Water Conservation Grant for about \$180,000 to use in construction of the Heritage Park. As condition of the grant, the City had to approve receipt and to agree to bidding rules and regulations.

**Motions**

**Susan Holmes** moved that the City Council approve receipt of the Land and Water Conservation Grant money and to agree to rules and regulations for bidding as set forth by the grant and to authorize the Mayor to sign the same contingent on review by the City Attorney. **Bob Hasenyager** seconded the motion, which passed by unanimous vote.

**Bob Hasenyager** moved that the City Council approve the following:

1. Change order #1 regarding the E.K. Bailey construction of Heritage Park
2. Authorization of the agreement with Great Western Parks to order park pavilion kits and new roof for pavilion improvements.
3. Change order #1 regarding paving as contracted with the Kilgore Paving Company.

**Susan Holmes** seconded the motion, which passed by unanimous vote.

**SALE OF BRASS COMB BUILDING/ADJACENT VACANT LOT/POLICY CONSIDERATIONS (Agenda Item #16)**

**Max Forbush** suggested that a deed restriction be placed on both the vacant lot and the

Brass Comb building and that the restrictions run with the land.

**Mr. Hasenyager** suggested language changes that he felt would strengthen the restrictions.

### **Motion**

**Bob Hasenyager** moved that the City Council declare both the Brass Comb building and the adjacent vacant lot as surplus property and direct that both properties be made ready for sale, subject to an appraisal setting an appropriate minimum acceptable price and finalization of the deed restrictions. **David Hale** seconded the motion, which passed by unanimous vote.

### **FIRE SERVICE ALTERNATIVES/REVIEW COMMITTEE/DATE OF FIRST MEETING (Agenda Item #17)**

**Max Forbush** distributed a list of "Fire Service Options." He reviewed options for increased fire service manpower coverage and the cost of each option.

**Mayor Connors** stated his concern that the City receive the best coverage for the cost. City officials had been involved in discussions with nearby communities regarding collaboration and ways to increase man-power coverage. It was evident that the Fire Department will eventually need to increase coverage. One option would be to become a part of a special service district with an independent tax inventory. That option is not currently available. The intermediate step being proposed is not financially feasible for Farmington. When the special service district becomes viable, Farmington officials will need to study the possibility very carefully. At this point, the Fire Department is manned with people who are well-trained and excellent at their work. We are very fortunate to have such dedicated and qualified part-time employees. The part-time, call-out Fire Department is the best option for Farmington at this time.

**Mr. Hasenyager** proposed that a letter be drafted stating that Farmington appreciated inclusion in discussions regarding becoming a part of the current fire district proposal with Bountiful and other County entities. However, at this time the City cannot financially support the undertaking and has determined to remain independent. At such time that a special service district with an independent tax inventory is established, Farmington would revisit possibilities. By consensus, the City Council agreed.

The City Council discussed creating a Fire Service Alternatives Review Committee and decided the time was not right. Since two citizens had volunteered to be members of the Committee. The City Council, by consensus, agreed to write letters to each of the citizens thanking them for their offer and explaining that the Review Committee would not be created at this point.

### **SPEED STUDY PROPOSAL AND RELATED CORRESPONDENCE (Agenda Item #18)**

**Susan Holmes** appreciated the attention of the City's Police Department in placing the speed trailer and the speed signs along 1100 West. It was helpful in reducing traffic speed on the road.

**Mr. Forbush** reviewed the speed study proposal with the City Council and asked for approval to request that the UDOT Region 1 Director, Ahmad Jaber, consider speed recommendation in portions of roads in the City under State jurisdiction.

By consensus, the City Council approved the proposed letter to Mr. Jaber as presented by Mr. Forbush in the packet.

### **MISCELLANEOUS**

#### **Ross Consulting Group**

Mr. Hasenyager commented that he was impressed with the presentation by Tom Wooten regarding the consulting group's prospectus.

#### **Dead Tree Near Main Street**

Mr. Hasenyager suggested that the City should remove a dead tree from property owned by the City near the Haugen garage.

#### **Filing Deadline for Farmington Elections**

Margy Lomax reported that those wishing to run for public office must file their application with the City between July 15 and August 15 at 5:00 P.M.

#### **Council Members Not Able to Attend July 16<sup>th</sup> Meeting**

The following Council members will be out of town for the July 16<sup>th</sup> meeting: Bob Hasenyager, Susan Tanner, and Larry Haugen. A decision will be made before the 16<sup>th</sup> whether or not to conduct a conference call for the public hearing noticed for that evening.

#### **Festival Days Update**

Mr. Johnson asked for information regarding Festival Days.

The City Council has been invited to be a part of the Festival Days parade. The Festival Days Chairman will contact each Council member with information prior to the parade about where and when to meet. A review of the activities for the day will be published in the *Farmington Newsletter*.

**Street Maintenance**

Ms. Holmes stated that Fluor Ames & Kramer had done an acceptable job in cleaning up the streets in connection with their construction. She also appreciated the speed trailer on 1100 West.

**Davis County Cultural Arts Committee**

Ms. Holmes reported having met with the Davis County Cultural Arts Committee. She would send a detailed report to Council members via email.

**Fireworks Restrictions Recommended by the Fire Chief**

Mr. Forbush reported the Fire Chief had recommendations regarding restrictions of fire works in Farmington City. The Fire Chief recommended that no fire works be allowed east of S.R. 106.

By consensus, the City Council concurred with the recommendation of the Fire Chief.

**Bus/Rapid Transit**

Mayor Connors explained an intermediate step towards having a rapid transit or light rail system constructed in Davis County. The system would involve a system of bus corridors with station stops which would eventually be changed to a rapid transit system. Communities involved had been asked to contribute to financing needed to initiate work on the project. Farmington's share would be about \$5000.

**CLOSED SESSION**

**David Hale** moved that the City Council meeting adjourn to closed session to discuss strategy as it relates to pending litigation and to consider the acquisition of real property. **Larry Haugen** seconded the motion. The City Council adjourned to closed session at 10:10 P.M.

At 10:30 p.m. motion to go back into closed session was made by **David Hale** and seconded by **Larry Haugen** with all Council Members voting in the affirmative.

**ADJOURNMENT**

There being no further business, upon motion by **Bob Hasenyager** with a second by **Susan Holmes**, the meeting was adjourned.